



CITY OF MANCHESTER, NH  
ZONING BOARD OF ADJUSTMENT  
ONE CITY HALL PLAZA  
MANCHESTER, NH 03101-2097  
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August 26, 2003

**MANCHESTER ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING  
Thursday, September 4, 2003  
Aldermanic Chambers – City Hall – 3<sup>rd</sup> Floor – 6:00 PM  
One City Hall Plaza  
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #109-ZO-03 Rehearing – Attorney Andrew Sullivan (Agent) proposes on a lot subject to consolidation with abutting property at 73 Stewart St., build a one-story single-family dwelling and seeks a **variance** from Sections 6.07 buildable lot area, lot width and 11.03 (D) (2) (C) consolidation of the Z.O., as per plans submitted May 6, 2003, at **28 Plymouth St.**
2. Case #163-ZO-03 – Virginia McDonald (Agent) proposes to enclose a 12' x 14' portion of existing deck for a one-story, 3-seasons sunroom and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted June 12, 2003, at **153 Watts St.**
3. Case #164-ZO-03 – Marcel C. Patient, Jr. (Owner) proposes to subdivide land to create a buildable lot and seeks a **variance** from Section 6.02 minimum lot frontage of the Z.O., as per plans submitted June 11, 2003, at **181 Old Wellington Rd.**
4. Case #165-ZO-03 – **31 Flagstone Terrace** – Withdrawn 7-31-03
5. Case #166-ZO-03 – Steven C. Luger (Agent) proposes to subdivide lot to create a buildable lot and maintain existing single family home and seeks a **variance** from Sections 6.07 lot frontage and lot width of the Z.O., as per plans submitted June 13, 2003, at **241 Vinton St.**
6. Case #167-ZO-03 – Frederick Samara, Trustee proposes to provide lot line adjustment and maintain existing detached garage at 982 Hanover St.; also maintain a single family home at 30 Pennsylvania Ave. and seeks a **variance** from Section 6.02 lot width and 6.07 rear yard setback for 30 Pennsylvania Ave. of the Z.O., as per plans submitted June 17, 2003 at **30 Pennsylvania Ave./982 Hanover St.**

7. Case #168-ZO-02 – Carolyn B. Guerette (Owner) proposes to build a 16' x 16' open deck and seeks a **variance** from Section 8.24 (A) (2), as per plans submitted July 2, 2003, at **149 Avon St.**
8. Case #169-ZO-03 – Mark William Riberdy (Owner) proposes to erect a 12' x 16' open deck and seeks a **variance** from Section 6.07 side yard and rear yard of the Z.O., as per plans submitted June 27, 2003 at **451 Brent St.**
9. Case #170-ZO-03 – Jason T. Bishop (Owner) proposes to build a 24' x 22', 2-story, 2-stall attached garage with added living space above and seeks a **variance** from Section 6.07 side yard setback of the Z. O., as per plans submitted July 2, 2003 at **324 Whittington St.**
10. Case #171-ZO-03 – Kathleen E. Moulis (Owner) proposes to finish construction of an attached two-stall garage on existing foundation with a 13.8' setback where 25' is required, also maintain existing shed and seeks a **variance** from Section 6.07 front yard setback and 8.24 (A) (3) Accessory Structures of the Z.O., as per plans submitted July 15, 2003, at **1254 Bridge St.**
11. Case #172-ZO-03 – Joseph DiChiaro, Jr. (Pastor) proposes to consolidate adjacent lots and build a 2 ½-story addition for church purposes onto existing single family home with a second floor connector to existing church; also reconfigure parking on existing pavement and maintain ramps and ground sign erected without permits and seeks a **variance** from Sections 6.07 lot coverage, front yard and side yard, 10.03 (B) number of parking spaces, 10.09 (B) parking setbacks, 10.07 (I) (4) parking bumpers, 8.24 (E) visibility at corners, 10.07 (G) parking landscaping and 9.08 (C) signs of the Z.O., all as per plans submitted June 24, 2003 at **60-70 Bailey Ave.**
12. Case #173-ZO-03 – Cindy Lee Godzyk (Owner) proposes to enlarge front entry deck with side stairs, change side deck to 5' x 10' and maintain front yard parking and seeks a **variance** from Section 6.07 front yard setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted June 23, 2003, at **134 W. Elmwood Ave.**
13. Case #174-ZO-03 – **156 Waverly St.** – Subsequent Application – to be addressed at the Board's Business Meeting
14. Case #175-ZO-03 – Charles H. Bergeron (Owner) proposes to build a 29' x 29' second story addition over half of the existing duplex; also maintain shed and pool with deck and seeks a **special exception** from Section 11.04 (E) expansion and a **variance** from Section 6.07 front yard and 8.24 (A) (1 & 2) Accessory Structures of the Z.O., as per plans submitted June 20, 2003 at **90-92 Gabrielle St.**
15. Case #176-ZO – Rev. John Gallagher (Agent) proposes to change use from community center to commercial child day care facility and seeks a **special exception** from Section 5.10 (J) (6) commercial child day care facilities and a **variance** from Section 10.03 (B) of number of parking spaces of the Z.O., as per plans submitted July 3, 2003, at **251 Merrimack St.**

16. Case #177-ZO-03 – Kenneth J. Kozyra (Agent) proposes to install 12 cellular panel antennas and associated equipment shelter on roof and a **variance** from Section 5.10 (E) (8) of the Z.O., as per plans submitted July 15, 2003 at **175 Chestnut St.**
17. Case #178-ZO-03 – Vincent J. Presutti, Jr. (Owner) proposes to maintain 12' x 12' wood shed and seeks a **variance** from Section 8.24 (A) (2) Accessory Structures of the Z.O., as per plans submitted June 2, 2003, at **107 Mooresville Rd., Unit #8.**
18. Case #179-ZO-03 – Cary A. Hueber (Owner) proposes to build a 26'-5" x 29'-6" second story addition for added living space, also maintain storage shed and seeks a **variance** from Sections 6.07 front yard and side yard setbacks and 8.24 (A) (3) Accessory Structures of the Z.O., all as per plans submitted July 22, 2003 at **123 Maybrook Ave.**
19. Case #180-ZO-03 – George Kokkinos (Agent) proposes to consolidate existing two parcels and subdivide into three lots; on lot 261/9B, maintain a single family home, garage/carport and shed; create buildable lots for 261/9A and Lot 1 and seeks a **variance** from Section 6.07 lot frontage and lot width (2 counts each on Lot 9A and Lot 1) of the Z.O., all as per plans submitted August 5, 2003, at **192 Arah St.**
20. Case #181-ZO-03 – Karen Smith Raymond (Owner) proposes to subdivide parcel into two lots. At Lot #1, create a new lot with 25' frontage and build a 24' x 58' single family dwelling with attached 20' x 20' garage and at Lot #2, maintain existing three-family dwelling with existing parking and accessory structures and seeks a **variance** from Section 6.07 lot front and lot width for Lot #1 of the Z.O., as per plans submitted August 6, 2003 at **739 Page St.**
21. Case #182-ZO-03 – Maureen Giles (Agent) proposes to convert from pre-school to congregate housing for 22 residents and provide parking for two cars and seeks a **variance** from Section 10.03 (B) number of parking spaces of the Z.O., as per plans submitted July 25, 2003 at **147 Laurel St.**
22. Case #183-ZO-03 - Harold Peterson (Owner) proposes to maintain existing buildings with rear yard setbacks of less than what was required at the time of construction in 1972 and seeks an **Equitable Waiver** from Section 6.07 rear yard setbacks of the Z.O., as per appeal filed August 11, 2003, at **1135 Mammoth Rd.**
23. Case #184-ZO-03 – Howard Brodsky (Owner) proposes to subdivide adjacent parcels under the same ownership to create four lots and seeks a **variance** from Section 6.07 lot front and lot width from Lots #81 and #143 of the Z.O., as per plans submitted April 23, 2003, at **255 Walnut Hill Ave.**

24. Case #185-ZO-03 – Shirley A. Bhutto (Owner) proposes to erect an awning over existing stairs and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted July 15, 2003 at **385 Myrtle St.**
25. Case #186-ZO-03 – George H. McNamara (Owner) proposes to subdivide lot into two lots; at Lot #1, maintain one-family dwelling and on Lot #2, create a buildable lot and seeks a **variance** from Section 6.07 lot frontage and lot width of the Z.O., all as per plans submitted July 29, 2003, at **39 Eve St.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.